

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner, Mbr.  
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Adam R. Burney  
Land Use Director

Minutes  
May 9, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

## **PUBLIC HEARINGS:**

**274 Prospect Street (cont'd)-** Via electronic mail, Applicant requested to withdraw application without prejudice as he is currently in discussion with the property owner and unable to move forward with the project at this time. There was discussion as to Board denial of the application vs endorsing the applicant's request to withdraw. With Board denial no special permit application can be submitted for that site for two years unless there is a substantial change from the current submittal. If the Applicant withdraws he can come back to the Board at any time and with possibly the same plan. **Motion, K. Chenis, to accept withdrawal without prejudice, Second, M. Allison, all aye.**

**233 Lancaster Avenue-** see separate minutes. **Motion, K. Chenis, to accept the application for the conceptual drive and removal of trees as cited, Second, D. Prokowiew, all aye.** Decision will be prepared for Board signature.

**39 Massachusetts Avenue-** see separate minutes. **Motion, K. Chenis, to accept the application for site approval for Safelite as documented, second, M. Allison, all aye.** Decision will be prepared for Board signature.

**MINUTES APPROVAL:** All minutes signed.

4/25/16- **Motion, G. Bittner, Second, K. Chenis**

301 Massachusetts Avenue, 4/11/16- **Motion, K. Chenis, Second, G. Bittner**

## **COMMITTEE REPORTS:**

**Building Reuse Committee-** Town Meeting voted to approve funds for a market analysis of Brooks House, Ritter Memorial, Town Hall and Old Primary.

**Capital Planning Committee-** no report

**Agricultural Commission-** Article 41 passed over at Town Meeting at the AgCom's request. Farmers' Market commences June 5th.

**Storm Water Task Force-** Planning a cleanup day on May 14th focusing on the Route 70/ Leominster Shirley Road turnout.

**MJTC-** no report

**MRPC-** no report

**Open Space Ad Hoc Committee-** no report

**School Building Committee-** Meeting May 11<sup>th</sup>.

**Green Community Task Force (GCTF)-** Four projects going out for bid. All interior lighting upgrades- library, THMS, Primary School, and the Boys and Girls Club.

**DEVELOPMENT STATUS REPORTS:** No updates

**357 Electric Avenue- Unitil Plan Amendment- Motion, K. Chenis to administratively accept plans with stormceptor detail, Second, D. Prokowiew, all aye.**

**301 Massachusetts Avenue- Hannaford-** Board Decision and Plan signed.

**Site Plan Approval/Special Permit/Rules and Regulations:** A. Burney noted DRAFT 3 to the Board. As the zoning articles passed at Town Meeting, the Board needs to move forward with scheduling a public hearing (possibly June 27<sup>th</sup>), finalizing, and accepting the Board Rules and Regulations for Special Permits & Site Plan Approval. There was discussion on placement of the Board's signature block for plan approval. Historically, per the requirement of past Planning Boards, the signature block had been placed in the lower right hand corner. The current Board opined that they don't wish to put that requirement on the location, but that it should be placed in the same location on each sheet, preferably lower right. A. Burney will forward the draft to both the Board of Selectmen and engineers that frequently work with the Board. M. Allison noted that Acton has a sidewalk fund which developers have the option to contribute to instead of installing sidewalks in a remote subdivision.

**Town Meeting, May 7, 2016- follow-up-** Zoning articles passed.

**NOTICES & COMMUNICATIONS:** D. McQuaid noted May 19<sup>th</sup> MRPC presentation on economic impact of Devens to be held at Great Wolf Lodge.

**MEETING SCHEDULE:**

May 23-       Public Hearing- Highfield Village  
                  Public Hearing- 234 Summer Street  
                  Public Hearing- 175 Northfield Road

June 13

June 27

**ADJOURNMENT:** 7:35 PM

Documents used at meeting:  
Request for withdrawal, 274 Prospect Street  
Minutes 04/25/16  
Minutes 04/11/16, 301 Massachusetts Avenue  
DRAFT 3 Rules and Regulations